NEW HOUSE

CHISLEHURST ✦ SOUTH MORETON ✦ OXFORDSHIRE

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www.warmingham.com

NEW HOUSE

CHISLEHURST ✦ SOUTH MORETON ✦ OXFORDSHIRE

READING - 16 miles ✦ NEWBURY - 10 miles ✦ OXFORD - 17 miles ✦ M4 at Theale (J12) - 14 miles ✦ M40 at Lewknor (J6) - 15 miles ✦ HEATHROW - 44 miles ✦ WALLINGFORD - 2.5 miles ✦ HENLEY on THAMES - 15 miles ✦ DIDCOT - 3 miles (Distances approximate)

Situated on the fringe of this most desirable village adjoining paddocks, yet just a short distance of the village primary school, and extensive shopping in Didcot and Wallingford, and for the mainline train station providing direct access to London Paddington in under the hour, scheduled for completion in the 4th quarter of 2021, a stunning brand new individually designed modern & contemporary home, attractively designed and, being traditionally built to a high specification with striking elevations and stylish fixtures and fittings throughout, with a well-proportioned and spacious open plan yet traditional layout extending to approximately 2,939 sq ft, inclusive of detached car port, set in private landscaped gardens and grounds of approximately 0.20 of an acre, providing for most delightful and stylish home.

A wonderful opportunity afforded, in a stunning setting, early viewing and interest is advised.

- ✦ Brand New Energy Efficient Contemporary Yet Traditional Country Home Of Impressive Architectural Design With Detached Car Port, Extending To Approximately 2,939 Sq Ft
- ✦ Delightful Far-Reaching Views
- ✦ Spacious Electrically Gated Entrance Driveway & Forecourt
- ✦ Professionally Landscaped Gardens & Grounds Of Approximately 0.20 Of An Acre
- ✦ 10 Year New Home Warranty
- ✦ Delightful Edge Of Village Setting Within Close Walking / Driving Distance Of Village Primary School, Extensive Shops, Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour

SITUATION

The villages of North & South Moreton lie in a flat plane between the towns of Wallingford on Thames and Didcot, overlooked by Wittenham Clumps and Blewburton Hill to the south. The surrounding countryside is designated an area of 'Outstanding Natural Beauty' and both villages have avoided any obtrusive development and remain largely unspoilt.

South Moreton, the larger of the two villages, contains many traditional brick and timbered thatch cottages of great antiquity, the oldest dating back to the 14th century. The church of St John dates from the 13th and 14th centuries, although it has Norman walls and clear marks of a Saxon west door.

Nowadays the village retains its essentially rural environment, yet duly enjoys good road communications and with a mainline station at Didcot providing commuter services up to London (Paddington) and to Oxford. The village boasts a primary school with an excellent reputation and similarly the local pub is highly regarded for its fine fare.

In addition to having well revered and outstanding local state primary and secondary schooling, including a primary school within South Moreton itself, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moulsford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

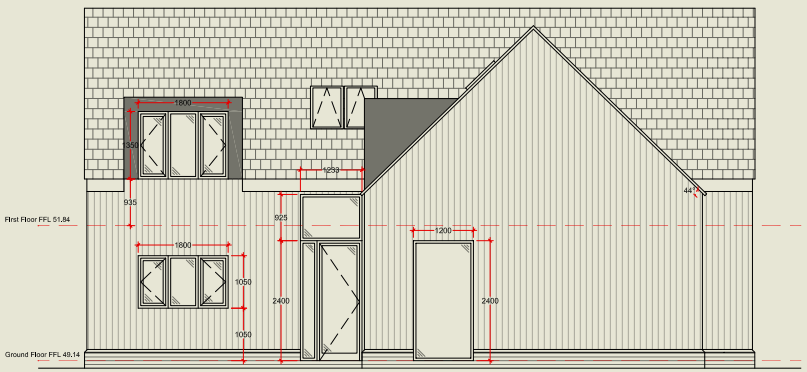
N.B. Crossrail services are scheduled to be commencing from Reading in due course, which together with the electrifying of the line will significantly improve travelling times to Paddington and central London destinations.

NEW HOUSE - CHISLEHURST

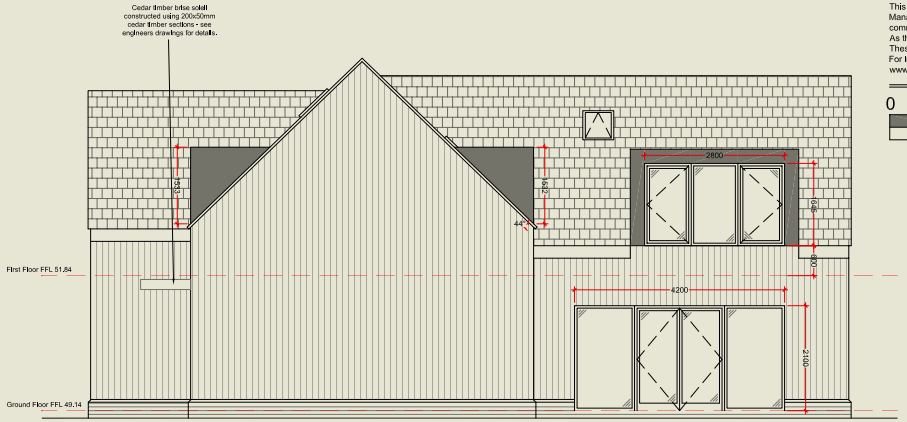
Occupying a delightful position on the fringe of this highly regarded village, within scenic hedged and tree lined surroundings adjoining paddocks and a mill brook stream, the setting is quite delightful, affording pretty and mature gardens and grounds of approximately 0.20 of an acre.

Quite stunning, the plans afford most visually pleasing modern and contemporary homes, with spacious and flexible well-appointed layouts internally.

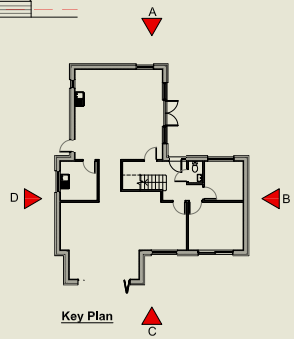
A wonderful opportunity afforded, for either private buyers or development companies seeking a development opportunity, early viewing is advised.



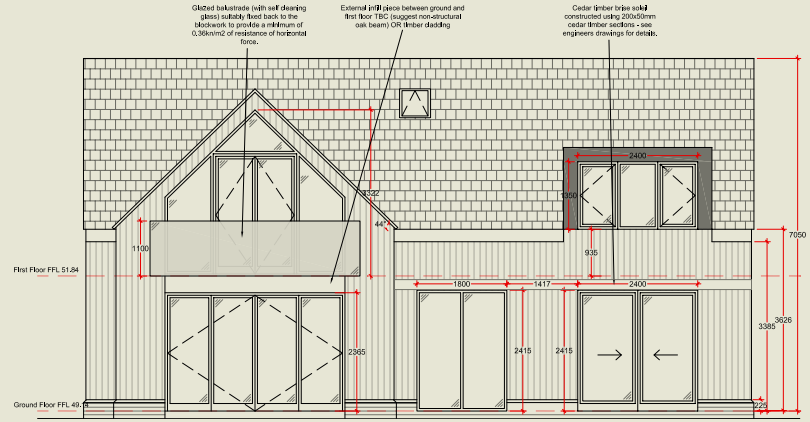
Proposed Elevation 'A'



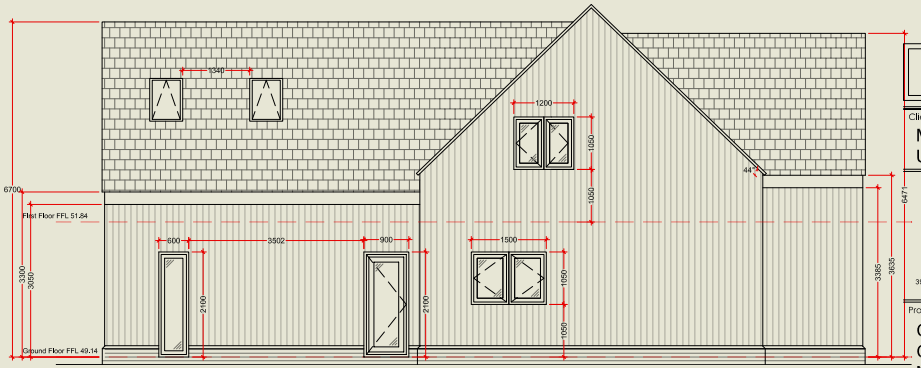
Proposed Elevation 'B'



Key Plan



Proposed Elevation 'C'



Proposed Elevation 'D'

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This project falls under the Construction Design and Management Regulations 2015 whether domestic or commercial.
As the client you have specific duties under these regulations. These duties are a legal requirement.
For information on your responsibilities please go to www.HSE.gov.uk then CDM Regulations 2015.

0 1 2 3 4 5m

A 16/12/2020 Issued 'Subject To Approved Inspectors Approval'.

SUBJECT TO APR'VD INSP'CTR APPROVAL

Client:
Mansbridge Developments UK Ltd

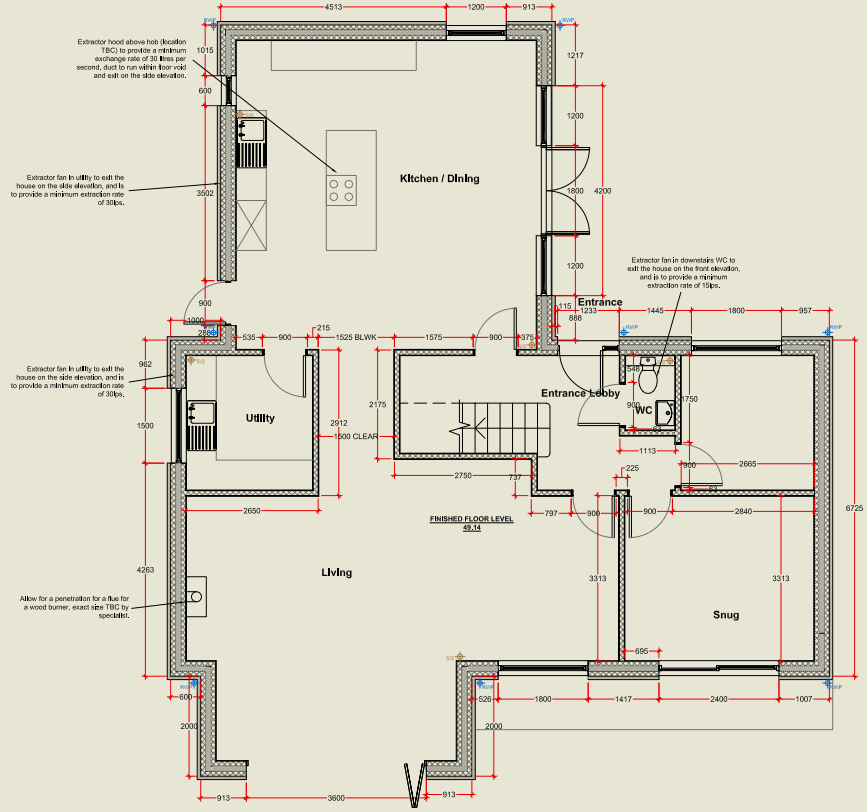
KW ARCHITECTURAL DESIGN
39 Hartington Place, Letchworth Garden City, Hertfordshire, SG6 1FA
E: Luke.Kenton@kw-architectural.co.uk - M: 07812 98924

Project:
Construction of New Dwelling
Chislehurst, Hithercroft, South Moreton, OX11 9AL

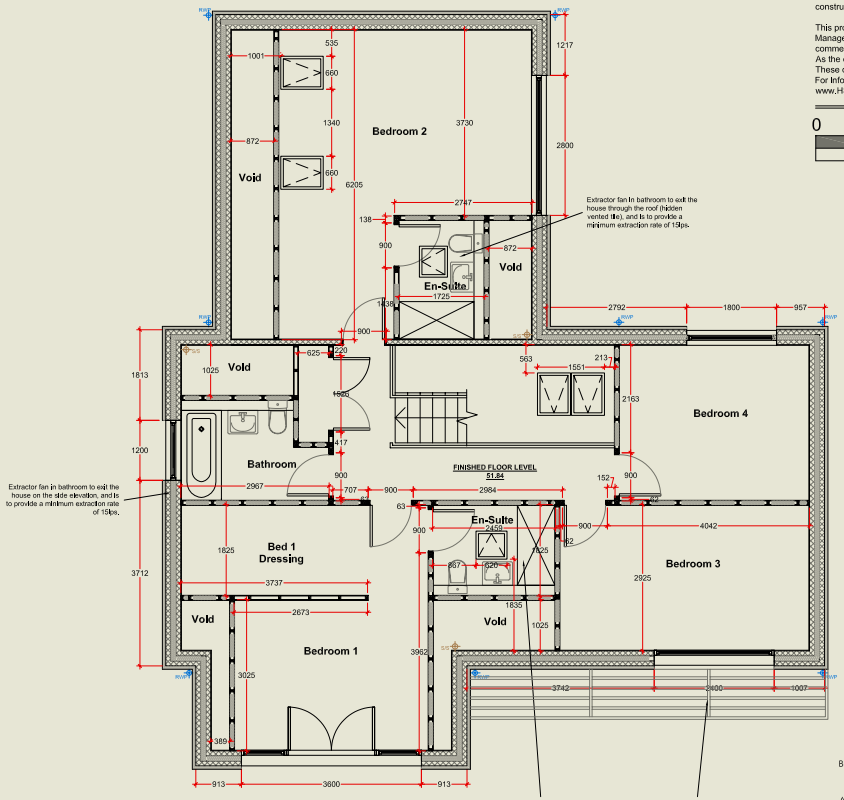
Drawing Title:
Proposed Elevations

Drawn By:	Date:
LG	September 2020
Scale:	Size:
1:50	A1
Job / Drawing Number:	Revision:
520-BR09	A

Architectural Design ● Project Management ● Construction Consultant



Proposed Ground Floor Plan



Proposed FIrst Floor Plan

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0 1 2 3 4 5m

B 14/04/2021 Dormer roof construction updated. Windows and doors to overlap cavity insulation by min. 35mm.

A 16/12/2020 Issued Subject To Approved Inspectors Approval.

SUBJECT TO APR'VD INSP'CTR APPROVAL

CONSTRUCTION NOTES :
Any substituted materials are to be discussed and agreed with the architect prior to use.
All insulation used is to be class A1 non combustible.
All to be read in conjunction with the structural engineers drawings.

The works are to be in full accordance with all current and relevant current codes of Practice Building Regulations and British Standards and requirements of Statutory, Local and other Authorities including, amongst others:-

A. The Local Planning Authority
B. Local Bye-Laws
C. Environmental Health Officer
D. Environment Agency
E. Highways Authority
F. Building Control/Fire Officer
G. Loss Prevention Certification Board (LPCB)
H. Health & Safety CDM Regulations
I. Manufacturers Recommendations
J. Disability Discrimination Acts (DDA)
K. Institute of Electrical Engineers (IEE) Regulations
L. LPC Design Guide for the Fire Protection of Buildings 2000
Any other body which has jurisdiction with regard to the works or whose systems are connected to the works.

ROOF CONSTRUCTION
To be read in conjunction with the structural engineers drawings.

Roof tiles to be to Marley Thrutone 300x600mm, set out and fixed in accordance with manufacturers instructions on 32x50mm treated battens on 32x50mm treated counter battens on 'Tyvek Supro Plus' breather underlay system to BS 5534: Part 1:1997 & BS 5252 1989 installed in accordance with manufacturers instructions. Underlay to extend at least 50mm beyond wall face. Ventilation to be provided at the ridge and eaves (concealed). Install insect guard to eaves. Roof construction to comprise of a traditional 'vaulted' roof. Construction to be fabricated in accordance with BS 5268/Pt2:2002. BS 5268/Pt3:2002 & BS 5268/Pt7:2002 and the structural engineers details to form a rigid frame comprising the beams as shown on the structural engineers drawings. Ridge and verge detail is to comprise of a 'dry' system.

Fix 85mm Rockwool Hardrock DD above 150mm rafters (specified by the engineer). Fit 140mm Rockwool Flexi inbetween the rafter. Underdraw with a sealed non-breather membrane (see Rockwool Hardrock installation details for full method). Finish internally with 12.5mm plasterboard and a 3mm plaster skim. All to provide a 'U' value of 0.17 W/m²K as required under the current building regulations for this type of construction. Roof space ventilated using Tyvek breather membrane system as noted. Install rooflights or similar approved to the location as shown on the roof plan, all to be install in accordance with manufacturer's details. Roof to a 44 degree pitch.

Rooflights to give minimum 'U' value of 1.5 W/m²K.

Dormers are to be constructed using timber in line with the structural engineers drawings (150mm rafters and studs), insulated in between with 140mm Rockwool flexi. lined externally with 18mm external grade plywood and flashed with code 4 lead flashings, lapped underneath the existing roof. The roof of the dormers is to be constructed using code 5 lead situated on 12mm marine grade plywood, fixed back to minimum 25x50mm furings creating a 1:40 fall back towards the main roof (direction of fall denoted on roof plan). 50mm ventilated void to vent above Hardrock insulation level (between the lead), vented on dormer cheeks, to specialists details. Lay a breather membrane and 85mm Rockwool Hardrock DD back to the rafters through a 18mm marine grade plywood deck, with 140mm Rockwool flexi friction fitted in between the rafters. Underlined with 12.5mm plasterboard with a 3mm skim coat. Ensure all voids between Hardrock and Flexi insulation is packed with insulation.

Fascia and soffits are to be vented and be colour anthracite grey.

100mm anthracite grey coloured aluminium square section gutters and 100mm square downpipes. To u/s of ceiling joists and exposed rafters install Tyvek SD 2' air leakage barrier.

EXTERNAL WALLS
To be read in conjunction with the structural engineers drawings.

The main body of the house will comprise vertically tiled cedar timber cladding (with a shadow gap profile) to provide Class 0 spread of flame (non-combustible) with a specialist coating if required to achieve this, situated on 18x38mm timber battens @ 400mm centres, with 18x38mm counter battens @ 400mm centres with a 15 degree fall back in to a vented cavity, breather membrane, 100mm 3.6kn blocks, 100mm Knauf Earthwool Dritherm Cavity 32 Super insulation, 100mm 3.6kn blocks, 12.5mm plasterboard on dabs, finished with a 3mm plaster skim coat. Insect guards to be present behind the cladding to close off any exposes areas.Cavities closed with Weathercon'F Polypipe TDI, All to achieve a U Value of 0.18w/m²k.

The timber cladding will sit on a 225mm high (above ground floor finished floor level) brickwork plinth with a chamfered brick at the top. The timber cladding will overhang the chamfered brick to act as a drip.

New external wall blockwork to generally comprise of: 100mm medium density blocks (1000 kg/m3), except where indicated where a higher density block is required, as shown on the structural engineers drawings, 100mm cavity to be fully filled with 100mm of Earthwool Dritherm 32 Insulation. Finished Internally with 100mm medium density blocks (1000 kg/m3) with 12.5mm plasterboard and a 3mm skim plaster coat, primed and prepared for decoration. First run of stainless steel wall ties to cavity at 450mm centres horizontally. Subsequent runs of steel walls ties to be at not more than 750mm centres horizontally and or as otherwise required by the structure, and at 450mm vertically, in a staggered grid and at 300mm vertical centres at 150mm from return ends, openings and unbounded jambs. Stainless steel wall ties to comply to BS 1243. All work under construction must be protected overnight and during adverse weather conditions in accordance with BS 5628/Part 3:2005. All cavities closed at eaves with 9mm layer of cement fibre sheet, Dpc's to all jambs, dill's etc., built-in and fixed to frames. DPC positioned at top slab level to inner leaf and to be min. 150mm above ground level stepped to suit levels wherever necessary & lapped to all existing DPC's and DPM's. Install weep holes at 600mm centres within the mortar. Close all cavities at jambs and sills of all windows and other openings with 'weathercon'F by Polypipe TDI' or similar approved, Insulated cavity closer being fixed in accordance with the manufacturers instructions to suit a 100mm cavity.

Read in conjunction with the 'proposed wall types' drawing.

FIRE PROTECTION TO NEW STEELS
All new steelwork to be encased in min 15mm fire line board to provide minimum 60 minutes fire resistance

INTERNAL WALLS
New Internal walls to be a mixture of blockwork and timber stud.

Blockwork walls to comprise 100mm medium density blocks (1000 kg/m3) with 12.5mm plasterboard and a 3mm skim plaster coat, primed and prepared for decoration.

See wall finishes drawing for specification of internal walls.

Internal studwork walls to have 70mm of acoustic sound insulation friction fitted in the cavity to mitigate the spread of sound between bedrooms, bathrooms and living areas.

LINTELS
All lintels to be to the structural engineers design.

NEW GROUND FLOOR CONSTRUCTION
The ground floor is to be constructed using a traditional 'block and beam' style floor. Block and beam is to specialists design. Minimum 150mm clear ventilated void with telescopic vents eating a minimum of 150mm above external ground level. Floor above to comprise 1200 gauge polythene, 150mm Celotex XR4150 Insulation, vapour control membrane and 75mm screed. 25mm upturned insulation at the perimeter to prevent cold bridging. See structural engineers drawings. To achieve a minimum u value of 0.14w/m2k.

NEW FIRST FLOOR CONSTRUCTION
See structural engineers drawings for details. Joists generally are 200x50mm, 22mm chipboard to be laid at first floor level and finished with a 50mm screed to the contractors specification and design. Joists to be under drawn with 12.5mm of plasterboard. Add 150mm Rockwool Acoustic Insulation friction fitted between the joists to prevent the spread of noise. Ground floor to first floor finished floor levels 2700mm.

FIRST FLOOR CEILINGS
A plasterboard MF false ceiling will be installed at first floor level to be hung 2.7m above the finished floor level in all bedroom and bathroom areas, and 3m in the hallway.

STAIRS
GROUND TO FIRST FLOOR
2700mm floor to floor - 13no. Stairs. Tread - 250mm, Rise - 207.7mm, Pitch - 39.7°. To have timber handrails located 900mm above finished floor level and be able to withstand a horizontal force of 0.36kn/m.

Balustrading to the edge of the floor at first floor level is to be a minimum of 1100mm high and be able to take 0.36kn/m2 of force.

FOUNDATIONS
See structural engineers drawings for details.

SURFACE WATER
Surface water drainage taken into a new soakaway. See engineers drawings for details.

FOUL WATER
See engineers drawings for details.

WINDOWS
The new windows will comprise of a UPVC framed double glazed system with an argon filled cavity and a soft low E coating, to be toughened or laminated as required under the building regulations. The colour of the frames is to be Anthracite Grey. Windows to be fitted with trickle vents to provide a minimum 8000mm2 background ventilation. The windows will provide a minimum u value of 1.5w/m²k. The windows will lap over the cavity wall insulation by a minimum of 35mm.

The glazing to the bi-folding doors is to have clear coloured solar reflective film applied as the doors are directly south facing to prevent solar head gain.

All windows at first floor level are to be escape windows and have a minimum clear opening width of 450x450mm (0.33m2) and are to be situated a maximum of 1100mm from finished floor level (see heights shown on elevations).

EXTERNAL DOORS

The new doors will be part glazed single door sets. UPVC framed (colour anthracite grey) double glazed system with an argon filled cavity and a soft low E coating, to be toughened or laminated glass as required under the building regulations. The doors will be fitted with trickle ventilation to provide a minimum of 10000mm2 background ventilation. To achieve a minimum u value of 1.5w/m2k.

Rear Doors - The bifolding doors will be aluminium framed and will achieve a minimum u value of 1.5w/m2k. Apply a clear solar reflective film to the bifolding doors.

Front Door - Timber framed door to the clients specification. To achieve a minimum u value of 1.5w/m2k.

INTERNAL DOORS
EXACT SPECIFICATION TBC BY THE CLIENT.

BEDROOM DOORS
4no. 826x2040mm leaf internal doors (900x2100mm structural opening) to have lever handles.

BATHROOM / WC / EN SUITE DOORS
4no. 826x2040mm leaf internal doors (900x2100mm structural opening) to have lever handles and thumb turn locks.

3no. 826x2040mm leaf internal doors (900x2100mm structural opening) to living room, snug, kitchen, utility and office
2no. 726x2040mm leaf internal door (1526x2100mm structural opening) to the first floor cupboard

The door and all ironmongery required (including specifications) is to be discussed and agreed with the client.

HEATING & HOT WATER SERVICES

New underfloor heating system to the new property to the clients specification and design.

LIGHTING
All new lighting within extension to be fitted with energy efficient 'A' rated light bulbs. All fittings installed must be capable of accepting them. Locations of all light fittings to be discussed and agreed with the client before undertaking the works.

SMOKE ALARM
Aico SA 156 or similar approved, to be installed to BS 5446:Part 1 and BS 5839:Part 1:1988;Appendix H, in the positions as indicated on the drawing. Heat detectors to be installed to kitchen.
Manufacturers instructions to be made available to client in accordance with BS 5839:Part 1.

ELECTRICAL WORKS
All new electrical works to be carried out in accordance with BS7671 and ADP. The extent of the electrical works (new sockets etc) is to be discussed and agreed with the client before undertaking works.

All new electrical controls to be placed between 450mm and 1200mm from finished floor level.

All electrical socket positions, light positions etc. are to be marked on the wallsleling to client approval before chasing or first fix.

All electrical work required to meet the requirements of Part P (Electrical Safety), must be designed, installed inspected and tested by a person competent to do so. Prior to completion,the Inspector should be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical certificate to be issued for the work by a person competent.

Extractor fans to be installed to kitchen, bathroom, ensuites and utility rooms to provide a minimum air exchange rate of 15lps for bathrooms and 30lps for kitchens.

All extract fans to be commissioned and notice given to the local authority not more than 30 days after the completion of the work. In accordance with Building Regulations Part F.

INTERNAL FINISHES
All internal walls and ceilings are to be primed and painted with a minimum of 2no. undercoat (priming coat) and 2no. full coats of paint, colours to be to the clients specification using a good quality paint.

All timber skirting and architraves are to be fulled primed and knotted prior to paint being applied. Timber to be primed and decorated with a minimum of 1no. undercoat (priming coat) and 2 full coats of paint. Specification of skirting TBC by the client.

GENERAL ADVISEMENT
All work to be carried out in accordance with the current Building Regulations and current B.S. Codes of Practice.
Adequacy of existing walls, lintels and foundations to be checked on site prior to loading. All dimensions must be checked on site and not scaled from the drawings. Materials and workmanship are to be to the satisfaction of the client matching existing where possible.

Client:
Mansbridge Developments UK Ltd

ARCHITECTURAL DESIGN
39 Hartington Place, Letchworth Garden City, Hertfordshire, SG6 1FA
E: Luke.Kenton@kw-architectural.co.uk - M: 07812 98924

Project:
Construction of New Dwelling
Chislehurst, Hithercroft, South Moreton, OX11 9AL

Drawing Title:
Proposed Floor Plans

Drawn By:	Date:
LG	September 2020
Scale:	Size:
1:50	A1
Job / Drawing Number:	Revision:
520-BR05	B

0 2 4 6 8 10m

N

Ownership boundary

TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DRAWINGS

A	16/12/2020	Concrete height of points 001 & 012 amended to suit engineers drawings. External steps added.

SUBJECT TO APR'VD INSP'CTR APPROVAL

Client:
Mansbridge Developments UK Ltd

39 Hartington Place, Letchworth Garden City, Hertfordshire, SG6 1FA
E: Luke.Kenton@kw-architectural.co.uk - M: 07812 98924

Project:
Construction of New Dwelling
Chislehurst, Hithercroft, South Moreton, OX11 9AL

Drawing Title:
Proposed Site Plan

Drawn By:	Date:
LG	November 2020
Scale:	Size:
1:100	A1
Job / Drawing Number:	Revision:
517-BR03	A

Architectural Design • Project Management • Construction Consultant

SPECIFICATION *(Subject to change)*

KITCHEN
- TBC

EN-SUITES AND BATHROOMS
- TBC

ELECTRICAL
- Combination of Plastered in downlights and Pendants x 10
- Cat 6 network cabling throughout each room
- Double electrical sockets throughout 3 each room
- PIR sensor lighting to all bathrooms, utility room, cloakroom, cupboards
- Wiring for speakers in Kitchen, master bed, study
- Outside lighting on walls
- Alarm system
- External electrical sockets
- Wi-Fi points to ground and first floors
- Electric entrance gates with speaker system

FLOOR FINISHES
- Fully tiled bathrooms, kitchen / family room tiled, Hallway

CENTRAL HEATING
- Gas fired Underfloor central heating through ground and first floors
- Pressurised hot water tank
- Arada log fire

WINDOWS, DOORS AND JOINERY
- Oak veneer internal doors throughout
- Aluminium windows and external doors

OUTSIDE
- Turfed lawns with mature hedging and fencing to boundaries
- Stone laid patio terrace
- Electric entrance gates with speaker system

EXTERNAL FINISHINGS
- Plinth brick detail with Cedar cladding and contemporary glazing

ABOUT THE DEVELOPER
Mansbridge & Murray Developments Ltd was established 6 years ago following a collaboration that was inspired by a vision to deliver quality homes. We have a build management team with over 30 years' experience and have carried out a variety of developments ranging from bespoke one-off builds to developments of up to 8 family homes. We are heavily involved throughout the development, from the design stage through to handing the keys over to you. We have a desire to create high quality, sustainable, family homes that provide flexible living to meet the ever-changing needs of growing families. Our build team are experienced at delivering projects on time, to the high standards you would expect from a local family run developer.

GENERAL INFORMATION
Services: Mains electricity, water, and drainage. Gas fired underfloor central heating and hot water.

Energy Performance Rating: To Be Confirmed

Postcode: OX11 9AL

Local Authority: South Oxfordshire District Council
Telephone: 01235 422 422

VIEWING
Strictly by appointment through Warmingham & Co.

DIRECTIONS
From our offices in the centre of Goring-on-Thames turn left and proceed down the High Street, cross over the River bridge and on reaching the traffic lights at Streatley-on-Thames High Street, turn right for Wallingford on to the A329, and then the next left, on to The Wantage Road / A417. Proceed for a few miles, taking a right turning to Aston Tirrold. Drive through Aston Tirrold, taking a right at the village pub, then straight on for a further couple of miles, where just before reaching the centre of South Moreton, there will be a right turning on to Hithercroft Road. The initially shared driveway leading to the property will be found off on the left hand side, with New House - Chislehurst being in the far left hand corner, quietly tucked away.

DISCLAIMER

Warmingham
www.warmingham.com
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The Property Ombudsman

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